

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 10-13-92

Jay Van Ert
5712 R. Albemarle Way
Baltimore, Maryland 21212

RE:
CASE NUMBER: 93-78-A (Item 75)
W/S Hillside Court, 1267' W of Happy Hollow Road
19 Hillside Court
9th Election District - 3rd Councilmanic
Legal Owner(s): Happy Hollow Associates
Contract Purchaser(s): Jeanette B. Van Ert
HEARING: TUESDAY, OCTOBER 13, 1992 at 10:30 a.m. in Rm. 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$ 62.62 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Carl John
ARNOLD JABLON
DIRECTOR

Account: R0C1-6150
Number

10-13-92 hearing
93-78

04A04#0115M1CHRC
BA C012#06PM10-16-92 \$62.62

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

SEPTEMBER 14, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

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W/S Hillside Court, 1267' W of Happy Hollow Road
19 Hillside Court
9th Election District - 3rd Councilmanic
Legal Owner(s): Happy Hollow Associates
Contract Purchaser(s): Jeanette B. Van Ert
HEARING: TUESDAY, OCTOBER 13, 1992 at 10:30 a.m. in Rm. 118, Old Courthouse.

Variance to permit a building setback for a proposed dwelling of 37 feet (along a side lot line) in lieu of the required 50 feet and to amend the last approved Final Development Plan of Hillside Court for Lot #9.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County

cc: Happy Hollow Associates, Inc.
Jeanette B. and Jay Van Ert

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

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111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

October 6, 1992

John F. Owings, Jr., Managing Partner
Happy Hollow Associates
P.O. Box 295
Owings Mills, MD 21117

RE: Item No. 75, Case No. 93-78-A
Petitioner: Happy Hollow Associates, et al
Petition for Variance

Dear Mr. Owings:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

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Towson, MD 21204

(410) 887-3353

SEPTEMBER 18, 1992

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 18, 1992

FROM: Ervin McDaniel, Chief
Office of Planning and Zoning
Development Review Section

SUBJECT: Petitions from Zoning Advisory Committee
September 8, 1992

The Office of Planning and Zoning has no comments on the following petitions:

Jeanette B. Van Ert, Item no. 75 ✓
Daniel W. Eckert, Item no. 79 ✓

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

Prepared by: *Francis Morsey*

Division Chief: _____

ENC/D/FM:rdn

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

SEPTEMBER 11, 1992

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: September 11, 1992

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Division

SUBJECT: Zoning Advisory Committee Meeting
for September 14, 1992
Item No. 75

The Developers Engineering Division has reviewed the subject zoning item. We recommend providing the Landscape Manual's Class A Buffer to screen lots 7 and 8.

RWB:DAK:s

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

SEPTEMBER 14, 1992

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: September 14, 1992

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Division

SUBJECT: Zoning Advisory Committee Meeting
for September 14, 1992
Item No. 75

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111 West Chesapeake Avenue
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SEPTEMBER 14, 1992

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Zoning Administration and Development Management

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SEPTEMBER 14, 1992

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RWB:DAK:s

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Department of Environmental Protection & Resource Management 09/21/92
Development Review Committee Resolution For
Authorized signature *[Signature]* Date 9-21-92

Project Name
File Number Waiver Number Zoning Issue Meeting Date

Happy Hollow Associates 75 9/8/92
DEPRM STP *NO COMMENTS*
Edward L. and Francine M. Wickman
DEPRM 77 *In process*
Charles W. Berg And Willie D. Graves
DEPRM 78 *In process*

COUNT 5

FINAL TOTALS
COUNT 24

*** END OF REPORT ***

700 East Joppa Road Suite 901
Towson, MD 21204-5500

SEPTEMBER 9, 1992

(410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: HAPPY HOLLOW ASSOCIATES
Location: #19 HILLSYDE COURT

Item No.: 75 (JLL) Zoning Agenda: SEPTEMBER 8, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]*
Planning Group
Special Inspection Division

JP/KEK

RECEIVED
SEP 10 1992

ZONING OFFICE

Development Review Committee Resolution For
Authorized signature *[Signature]* Date 9/14/92

Project Name
File Number Waiver Number Zoning Issue Meeting Date

Golden Ring Mall Company Limited Partnership 60 9/8/92
DED DEPRM RP STP TE *No Comment*
John Dietsch
DED DEPRM RP STP TE *No Comment*
Happy Hollow Associates
DED DEPRM STP RP TE *No Comment*
Stephen M. and Diane A. Dansicker
DED DEPRM RP STP TE *No Comment*
Edward L. and Francine M. Wickman
DED DEPRM RP STP TE *No Comment*
Charles W. Berg And Willie D. Graves
DED DEPRM RP STP TE *No Comment*
Daniel W. and Evelyn J. Eckert
DED DEPRM RP STP TE *No Comment*
Leonard Stoler
DED DEPRM RP STP TE *No Comment*
Edward and Ceola Wright
DED DEPRM RP STP TE *No Comment*
Edward K. and Diana J. Hensler
DED DEPRM RP STP TE *No Comment*
Marvin and Mild Zentner and Amir Aviram
DED DEPRM RP STP TE *No Comment*

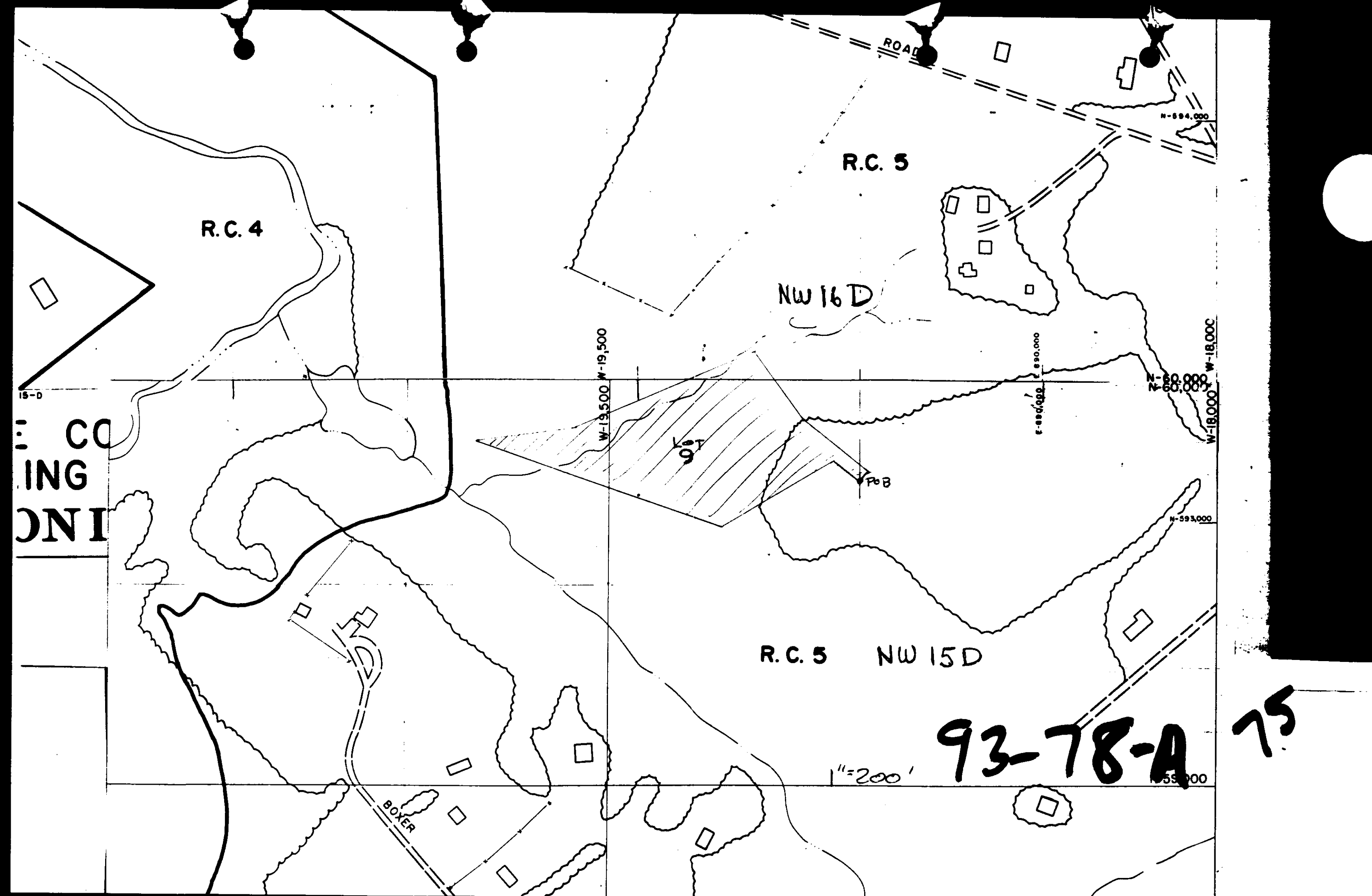
COUNT 11

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME
Jeanette Van Et
Jay W. Van Et

ADDRESS
5712 St. Albans Way
"



Section 2
Happy Hollow Assoc.
P.O. Box 245 21117
1600010358

Plan to Accompany Van Ert Variance Hearing

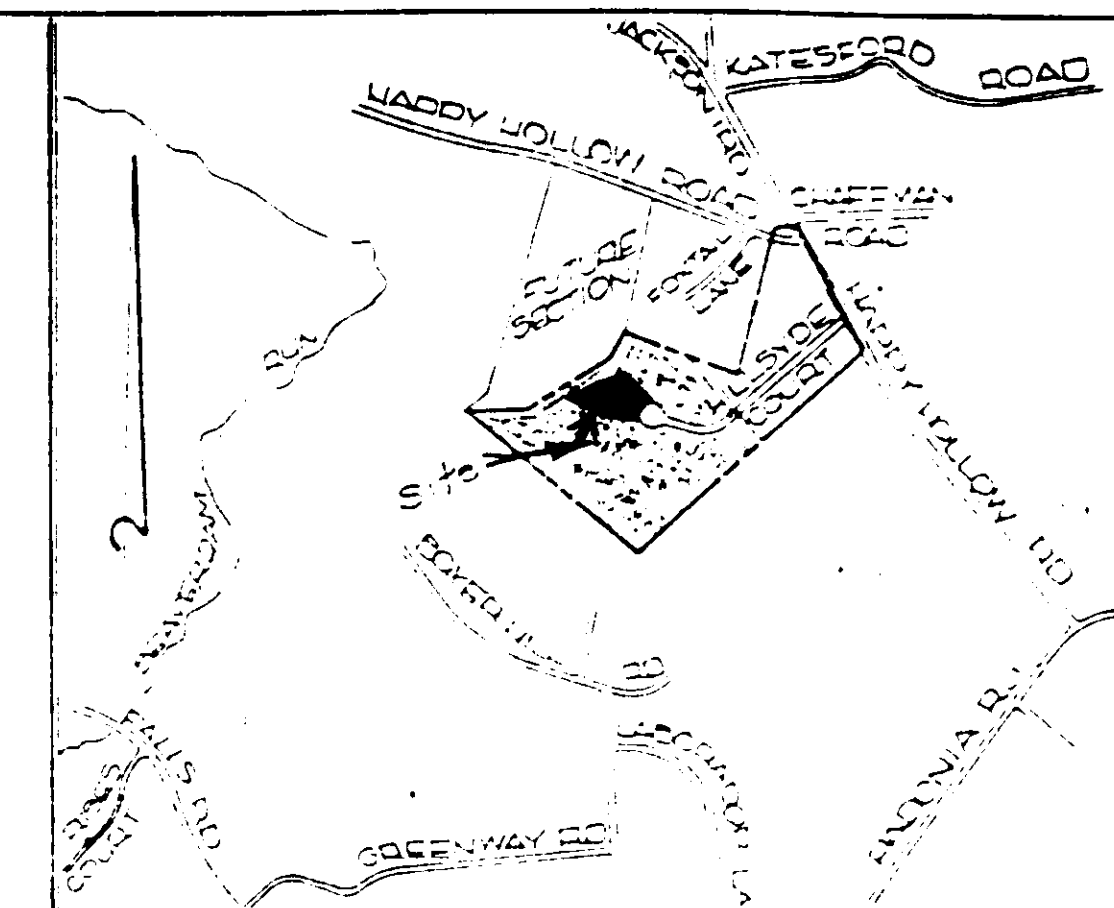
NOTES:

FOR UTILITY CONSTRUCTION ONLY OPEN THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED IN ONE WORKING DAY PLACE ALL SPOIL MATERIAL ON UPHILL SIDE OF TRENCH.

NO CLEARING, GRADING CONSTRUCTION OR DISTURBANCE OF VEGETATION IN FOREST BUFFER EASEMENT IS ALLOWED EXCEPT AS PERMITTED BY BALTIMORE COUNTY WATER QUALITY MANAGEMENT PLAN.

ALL SWALES HAVE BEEN DESIGNED BY THE ENGINEER TO CONVEY RUNOFF FROM A 10 YEAR STORM EVENT.

ACTUAL LOCATION OF THE WQM FACILITIES MAY BE FIELD ADJUSTED WITHIN EASEMENT TO SAVE EXISTING SPECIMAN TREES WITH APPROVAL OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.



LOCATION MAP

SCALE 1"=1000'
BENCH MARK X-5245
1580755 N 33°05'00" E 212.137'±
USGS BACKS NE COR RADONIAN LARRY HOLLOW RD
1580000 04 N 33°05'00" E 153.245'
CAL BRIDGE N.W. COR RADONIAN AVE ENTRANCE TO SLAVEY BROOK BRIDGE

93-78-A

Address: 14 Hillside Court
Jacksonton Maryland 21030

Date: August 26, 1992

Lot 9 area 4.418± A.

3rd Council District

Location: 5th Election District

Zone: RC-5

Scale 1"=50'

200 scale zoning map #s 15+16 NW

Utilities: Well + Septic

Plan to Accompany Petition for Zoning Variance

For Lot 9 Subdivision of Hillside Hunt

Plat Book 61 Folio 122

Owner: Happy Hollow Assoc.

P.O. Box 245

Cowings Mills 21117

(410) 833-1187

PETITIONER'S EXHIBIT 1

Scale 1"=50'

FINAL GRADING PLAN

MATCH LINE SEE SHEET 5 OF 6

LEGEND

EX CONTOURS -----
PROP CONTOURS -----
SPOT ELEV 520.2'
EX TREELINE ~~~~~
PROP TREELINE ~~~~~

CHARLES L JR & SUZANNE K
HUEBLER
24 21/0547

ARTHUR L JR
FIDELIS C SOUTHARD
2323/0411

